085.0	0006	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	741,600 / 741,600
					USE VALUE:	741,600 / 741,600
					ASSESSED:	741,600 / 741,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
78		MADISON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STAMBLER SAMUEL U A
Owner 2:	
Owner 3:	
Street 1:	78 MADISON AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SEEGER MARGARET C -
Owner 2:	-
Street 1:	78 MADISON AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,500 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1920, having primarily Vinyl Exterior and 1557 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8500.000	269,100		472,500	741,600
Total Card	0.195	269,100		472,500	741,600
Total Parcel	0.195	269,100		472,500	741,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 476.21 | /Parcel: 476.2

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 53961

GIS Ref

GIS Ref

Insp Date 07/19/18

!6967!

PREVIOUS ASSESSMENT

Parcel ID 085.0-0006-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	269,200	0	8,500.	472,500	741,700	741,700	Year End Roll	12/18/2019
2019	101	FV	211,800	0	8,500.	465,800	677,600	677,600	Year End Roll	1/3/2019
2018	101	FV	211,800	0	8,500.	357,800	569,600	569,600	Year End Roll	12/20/2017
2017	101	FV	211,800	0	8,500.	337,500	549,300	549,300	Year End Roll	1/3/2017
2016	101	FV	211,800	0	8,500.	310,500	522,300	522,300	Year End	1/4/2016
2015	101	FV	199,900	0	8,500.	290,300	490,200	490,200	Year End Roll	12/11/2014
2014	101	FV	199,900	0	8,500.	267,300	467,200	467,200	Year End Roll	12/16/2013
2013	101	FV	199,900	0	8,500.	267,300	467,200	467,200		12/13/2012

PRINT

Date	Time
12/10/20	21:39:41

LAST REV

Date	Time
07/30/18	10:20:58

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6967

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SEEGER MARGARET	59683-78		8/3/2012		405,000	No	No		
TATOSKY JAMES W	25748-513		10/20/1995		194,000	No	No		Y

USER DEFINED

Prior Id # 1:	53961
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/28/2008	408	Manual	5,500	C		G9	GR FY09	solar panels
4/22/1999	209	Manual	7,200					REROOF
12/2/1996	623		40,000					6X20 ADD TO KIT

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2018	MEAS&NOTICE	PH	Patrick H
12/10/2008	Meas/Inspect	294	PATRIOT
2/29/2000	Inspected	276	PATRIOT
1/13/2000	Measured	264	PATRIOT
8/6/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8500		Sq. Ft.	Site		0	70.	0.79	6									472,501						472,500	

Total AC/HA: 0.19513 | Total SF/SM: 8500 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 472,501 | Spl Credit | Total: 472,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.32424378
Const Adj.:	0.99742496
Adj $ / SQ:	171.708
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	390065
Depreciation:	120920
Depreciated Total:	269145

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	2	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	
Totals			
1	7	2	

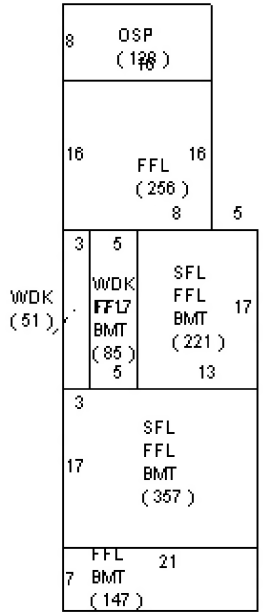
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	171.71
Special Features:	0	Val/Su Net:	102.28
Final Total:	269100	Val/Su SzAd	172.80

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,066	171.710	183,041
BMT	Basement	810	51.510	41,725
SFL	Second Floor	491	171.710	84,360
WDK	Deck	136	13.320	1,811
OSP	Screen Porch	128	32.250	4,128

Net Sketched Area:	2,631			Total:	315,065
Size Ad	1557.3000	Gross Are	2718	FinArea	1557

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	85				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

085.0-0006-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	